



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2501626
Applicant Name : John and Susan Rogers
Address of Proposal: 5239 19th Ave SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide two parcels into six parcels of land. Proposed parcel sizes are as follows: Parcel A) 6,114 square feet, Parcel B) 5,332 square feet, Parcel C) 4,903 square feet, Parcel D) 4,901 square feet, Parcel E) 5,001 square feet; and Parcel F) 5,002 square feet. Existing single family residence to remain.

The following approval is required:

Short Subdivision - To subdivide two existing parcels into six parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 24,373-square foot site is located mid-block between SW Brandon Street and SW Dawson Street, between 21st Ave SW and 19th Ave SW. The site has approximately 38 feet of street frontage along 19th Ave SW. 19th Ave SW has a 50-foot right-of-way with a paved roadway approximately 22 feet wide. This street does not have curb, gutter, or sidewalk along the site frontage.

The site is zoned Residential, Single-family 5,000 (SF 5000). The site is developed with a single-family residence on proposed Parcel B, which will remain.

The subject site slopes upward to the west and is not located within any mapped or observed Environmentally Critical Area (ECA). There is approximately 38 feet grade difference between the east and west property lines.

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural style.

Proposal

The applicant proposes to subdivide two parcels of land into six lots. Proposed parcel sizes are as follows: Parcel A) 6,114 square feet, Parcel B) 5,332 square feet, Parcel C) 4,903 square feet, Parcel D) 4,901 square feet, Parcel E) 5,001 square feet; and Parcel F) 5,002 square feet. The existing residential structure to remain. Proposed Parcel B has street frontage on 19th Ave SW.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

Three written comments were received during the public comment period, which ended on April 27, 2005. The comments include concerns that the hillside is eroding and should become a designated green belt, that there are existing drainage problems in the area and that any future development should address the loss of vegetation and impacts to drainage.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

Based on information provided by the applicant, referral comments from the Drainage Section, Fire Department, Seattle Public Utilities, City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed Parcel B would have direct vehicular access to 19th Ave SW and maintains street frontage for the entire width of the site. Parcel B does not have street frontage, but maintains a 10' wide access easement along the property to the immediate north of the subject property, connecting to 21st Ave SW. Proposed Parcels C, D, E and F would maintain a 20 foot wide access easement to SW Brandon Street to the south of the subject site. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access with the following condition pursuant to Appendix D and Section 503 of the 2003 Seattle Fire Code:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

All private utilities are available in this area. Seattle City Light (SCL) would provide electrical service to the proposed short plat. SCL reviewed the proposal and requires use of either the 20-foot easement identified as "ingress, egress and utilities".

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2005-0711 was issued on May 11, 2005.

The existing house located on proposed Parcel A (address 5304 21st Ave SW) is connected by means of a shared sidesewer, also serving the properties addressed as 5304, 5306 and 5310 21st Ave SW to a 10-inch public sanitary sewer (PSS) located in 19th Ave SW. The existing house located on proposed Parcel B is connected by means of a shared sidesewer, also serving the property to the south addressed as 5245 19th Ave SW, to the 10-inch PSS located in 19th Ave SW. The proposed access and utilities easement fronts upon SW Brandon Street, in which there is, located an 8-inch PSS. As part of the City's "informal drainage system", there is an intermittent ditch and culvert network on the near side of 19th Avenue SW and SW Brandon Street.

Pursuant to SMC 23.24.040.A3, there is inadequate drainage infrastructure in this area. In accordance with SMC 22.802.020.B2 and as a condition of the Director's Decision, a Comprehensive Drainage Control Plan shall be prepared for review and approval with this application. This plan should show proposed stormwater treatment (if there will be in excess of 5000SF of area subject to vehicular traffic) and flow control mitigation measures. This plan will be recorded with the King County's Assessor's office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

Parcel A has two 10-inch Cherry trees. Parcel B does not have any trees present on the site. Parcel C has a 6-inch Alder, a 6 and 9 inch cottonwood, a 7-inch Cherry. Parcel D has a 6 and 7 inch alder and a 13-inch Cottonwood. Parcel E has a 16-inch, 30-inch and 20-inch Cottonwood, a 6-inch Maple and a 7-inch and 10-inch Cherry trees. Parcel F has a 30-inch Maple, four 6-inch and three 7-inch Cherry trees, along with two 6-inch and one 8-inch Willow trees. All future building permits associated with the proposed lots will be reviewed for compliance with Chapter 25-11 and Director's Rule 6-2001. The proposed division of land does not include the removal of any trees; therefore, the action maximizes the retention of existing trees.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. SCL reviewed the proposal and requires use of the 20-foot easement identified as "ingress, egress and utilities". The required SCL easement for the plat as revised must be shown on the recorded plans.
4. All zoning corrections must be addressed and approval from the zoning reviewer must be resolved.
5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

6. Add to the face of the plat, easements or covenants to allow for proper posting of address signage visible from the street(s).
7. Add all conditions of approval to the face of the plat.

Prior to Issuance of Any Building Permits

8. A Comprehensive Drainage Control Plan shall be prepared for review and approval with the application of a building permit for any of the proposed parcels. This plan should show proposed stormwater treatment (if there will be in excess of 5000SF of area subject to vehicular traffic) and flow control mitigation measures. This plan will be recorded with the King County's Assessor's office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.
9. A copy of the drainage plan shall accompany all future building permits.
10. Contact DPD Sidesewer and Drainage Counter, 684-5362, for sidesewer requirements.
11. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: _____ (signature on file) Date: November 10, 2005
Lisa C. Rutzick
Land Use Planner

LCR:bg

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